

Local Market Update for April 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92128

Rancho Bernardo East

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	56	49	- 12.5%	179	168	- 6.1%
Pending Sales	24	38	+ 58.3%	103	122	+ 18.4%
Closed Sales	30	32	+ 6.7%	90	101	+ 12.2%
Median Sales Price*	\$1,317,250	\$1,095,000	- 16.9%	\$1,184,500	\$1,100,000	- 7.1%
Percent of Original List Price Received*	100.4%	96.7%	- 3.7%	98.6%	97.2%	- 1.4%
Days on Market Until Sale	31	39	+ 25.8%	31	36	+ 16.1%
Inventory of Homes for Sale	68	51	- 25.0%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

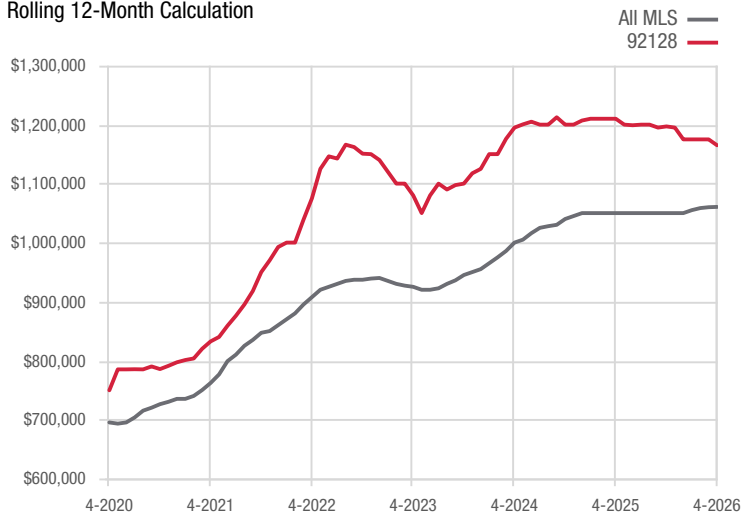
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	52	56	+ 7.7%	183	198	+ 8.2%
Pending Sales	20	38	+ 90.0%	87	114	+ 31.0%
Closed Sales	24	34	+ 41.7%	82	86	+ 4.9%
Median Sales Price*	\$679,000	\$770,444	+ 13.5%	\$689,000	\$712,500	+ 3.4%
Percent of Original List Price Received*	98.0%	97.3%	- 0.7%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	36	35	- 2.8%	41	39	- 4.9%
Inventory of Homes for Sale	82	83	+ 1.2%	—	—	—
Months Supply of Inventory	3.6	3.2	- 11.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

